



PURCHASER: Pallavi Janakan

CONSTRUCTION SUMMARY
Belle Aire Shores - Zancor Homes (Innisfil) Ltd.

TEL: RES.: 647-963-4918 BUS.: 647-967-4912

LOT / PHASE	HOUSE TYPE	PRINT DATE
35N / 2	RIDGE 50-04 (A)	24-May-18

Ref#	Quantity - Description	Approved	Notes
3280	TILES UP# 2 KITCHEN BACKSPLASH INSTALL STACKED EXTRA TILE BEHIND CHIMNEY	04Aug17	✓
3281	RAILING UPGRADE # 3 OAK	04Aug17	✓
3282	OAK STAIRS LEFT UNFINISHED	04Aug17	✓
3283	FIREPLACE UPGRADE MANTLE IN FAMILY ROOM TO VILLA NOVA INCLUDES HEARTH	04Aug17	✓
3285	TRIM UP # 1 STEP INTERIOR BASEBOARD AND TRIM	04Aug17	✓
3288	ELECTRICAL SHIFT STANDARD LIGHT IN KITCHEN TO BE INSTALLED ABOVE KITCHEN ISLAND	04Aug17	✓
3289	ELECTRICAL LED POTLIGHTS -1- LIVING ROOM ON SEPARATE SWITCH	04Aug17	✓
3292	ADD FRAMELESS GLASS SHOWER IN MASTER ENSUITE IN LIEU OF STANDARD FRAMED GLASS	04Aug17	✓
3293	SMOOTH CEILINGS MAIN FLOOR ONLY	04Aug17	✓
3294	ELECTRICAL ADD PLUG ON KITCHEN ISLAND	04Aug17	✓
3295	ELECTRICAL ADD 140 V FOR BUILT IN WALL OVEN ADD 15 AMP SEPARATE CIRCUIT FOR MICROWAVE	04Aug17	
3297	PLUMBING ADD WATER LINE TO FRIDGE	04Aug17	✓
3299	PLUMBING MASTER ENSUITE OPTIONN # 3 STANDARD TUB AND SHOWER SET WITH RAIN SHOWER HEAD AND HAND HELD/WITH SLIDE BAR (NOTE NO STANDARD SHOWER HEAD) MOEN 3868P/A725 CHROME MOEN T 4171/3372	04Aug17	✓
3301	CABINETS MATCHING LIGHT VALANCE (NO ELECTRICAL)	04Aug17	✓
3302	CABINETS MOVE STANDARD BANK OF DRAWERS TO ISLAND ADD 2 SETS OF POT AND PAN DRAWERS	04Aug17	✓
3303	CABINETS ADD RISER AND CROWN MOULDING TO CEILING INCLUDES ACROSS WINDOW	04Aug17	✓
3304	CABINETS ADD WINDOW VALANCE ACROSS KITCHEN WINDOW WITH SOFFIT PANEL	04Aug17	✓
3305	CABINETS ADD BUILT IN WALL OVEN CABINET WITH POT DRAWER BELOW +MICRO	04Aug17	✓
3306	CABINETS ADD DOUBLE RECYCLE BINS	04Aug17	✓
3307	CABINETS DELETE UPPER OVER STOVE AND ALOW FOR FREE STANDING CHIMNEY HOOD INSTALL CROWN ACROSS	04Aug17	✓
3308	CABINETS ADD VANITY BANK OF DRAWERS IN MASTER ENSUITE	04Aug17	✓
3309	CABINETS ADD OPTIONAL LAUNDRY ROOM UPPER CABINETS ADD LAUNDRY SINK BASE CABINET INCLUDES COUNTER TOP	04Aug17	



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LOT / PHASE	HOUSE TYPE	PRINT DATE
35N / 2	RIDGE 30-04(A)	24-May-18

Ref#	Quantity - Description	Approved	Notes
3552	TILES DELETE ALL BATHROOM ACCESSORIES	04Aug17	
3553	MASTER BEDROOM WALK IN CLOSET REMOVE WALL BETWEEN HERS & HIS CLOSET MAKING 1 LARGE CLOSET WITH DOUBLE DOORS SEE SKETCH	04Aug17	STRUCTURAL
3554	PLUMBING UPGRADE KITCHEN SINK TO BLANCO QUATRUS R15 U SUPER SINGLE MODEL # 401518	04Aug17	
4518	BONUS: Granite kitchen countertops with undermount sink 3 Piece stainless steel appliances with white top loading washer and dryer Stainless steel under cabinet hood fan Extended uppers in kitchen (39-1/2") BBQ Gas line	04Aug17	
4519	BONUS: Air Conditioning (42ft and 50ft lots ONLY) 9ft main floor ceilings, 8ft ceilings on second floor 3-1/4 inch by ¾ inch natural prefinished engineered hardwood on main floor in non-tiled areas, excludes bedrooms Natural finished oak stairs	04Aug17	
5008	ELECTRICAL - 5.5FT OUTLET OVER FIREPLACE - <i>INSTALLED BY ELECTRICIAN</i> **Required as per Smart Tech	18Sep17	
5706	LOOK OUT LOTS - Larger basement windows ar rear of home and approx 5 x 7 deck off main floor with steps to grade. **Deck size may vary. As per plan model/type. **As per Schedule E in Agreement of purchase and sale	24May18	

This Document is Extremely Time Sensitive - Printed 24 May 18 at 11:38

SMART TECH SKETCH INCLUDED

INCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	CONT SLAB PVC CHOCOLATE BROWN	H 700 BC	BIANCO SARDO	C	
Island	CONT SLAB PVC CHOCOLATE BROWN	H 700 BC	BIANCO SARDO	C	
Servery	NA				
Master Ensuite	300 SERIES PVC CHOCOLATE BROWN	K 400 BC	BORDEAUX JUPARNA 4929-38		
Main	NA				
Twin	SHAKER PVC TUXEDO	K 400 BC	AUTUMN CARNIVAL 1877K-52		
Ensuite #2	SHAKER PVC TUXEDO	K 400 BC	AUTUMN CARNIVAL 1877K-52		
Powder Room	NA				
Laundry	SIERRA WHITE PVC	H 700 P	CALCATTA MARBLE 4925K-07		
Basement Bath	NA				
TILES				INSERTS	THRESHOLDS
Main Foyer	NEW ALBION GREY 13 X 13				
Basement Foyer	NA				
Powder Room	NEW ALBION GREY 13 X 13				
Mud Room	NEW ALBION GREY 13 X 13				
Main Hall	NA				
Kitchen Floor	NEW ALBION GREY 13 X 13				
Breakfast Floor	NEW ALBION GREY 13 X 13				
Kitchen Bk.Splash	C & D ARCTIC WHITE BRIGHT 4" X 16" INSTALL STACKED UP # 2		Level Chiselled		
Laundry	NEW ALBION GREY 13 X 13				
Mstr Ensuite Floor	NEW ALBION TAUPE 13 X 13				PER ROY
Mstr Ensuite Shower	NEW ALBION TAUPE 8 X 10		NA		
Mstr Ens Tub Wall/Deck	NA				
Master Shower Floor	2 X 2 WHITE				
Master Shower Jamb	PERLATO ROYALE				
Main Bath Floor	NA				
Main Bath Tub Wall	NA				
Twin Bath Floor	BELLINA GREY 13 X 13				PER ROY
Twin Ensuite Tub Wall	BELLINA GREY 8 X 10		NA		
Ensuite #2 Bath Floor	BELLINA GREY 13 X 13				PER ROY
Ensuite #2 Bath Wall	BELLINA GREY 8 X 10		NA		
Basement Ensuite Floor	NA				
Basement Ensuite Wall	NA				
HARDWOOD / CARPET					
Living Room	STANDARD NATURAL OAK 3 1/4"				
Dining Room	STANDARD NATURAL OAK 3 1/4"				
Family/Great Room	STANDARD NATURAL OAK 3 1/4"				
Den/	STANDARD NATURAL OAK 3 1/4"				
Kitchen *(Waiver)	NA				
Main Foyer *(Waiver)	NA				
Main Hall	STANDARD NATURAL OAK 3 1/4"				
Upper Hall	OPENING NIGHT T-03				
Master Bedroom	OPENING NIGHT T-03				
Bedroom 2	OPENING NIGHT T-03				
Bedroom 3	OPENING NIGHT T-03				
Bedroom 4	OPENING NIGHT T-03				
Carpet Underpad	STANDARD				
Basement Foyer	NA				
FIREPLACES					
LOCATION	FAMILY ROOM	HEARTH	H5	MANTLE	VILLA NOVA /NIS
MIRRORS & ACCESSORIES					
Mirrors	STANDARD	Opt. Crown Moulding		NA	
Bathroom Accessories	DELLETE ALL	Location		NA	
Purchaser has reviewed the colour chart					
				SITE & LOT	
				INNISFIL	
				LOT 35N	

Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

FOR TRADE USE

** PAGE 1 OF 2 **

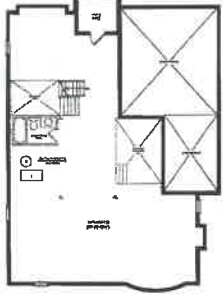
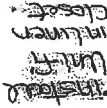
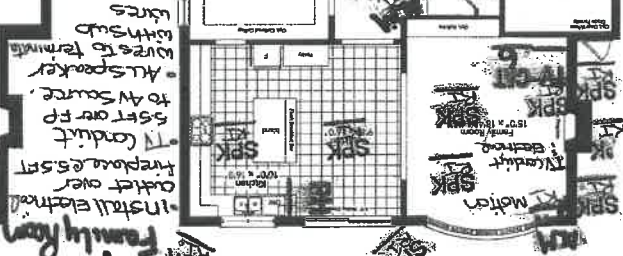
Purchaser Initial

Vendor

INCOR HOMES COLOUR CHART

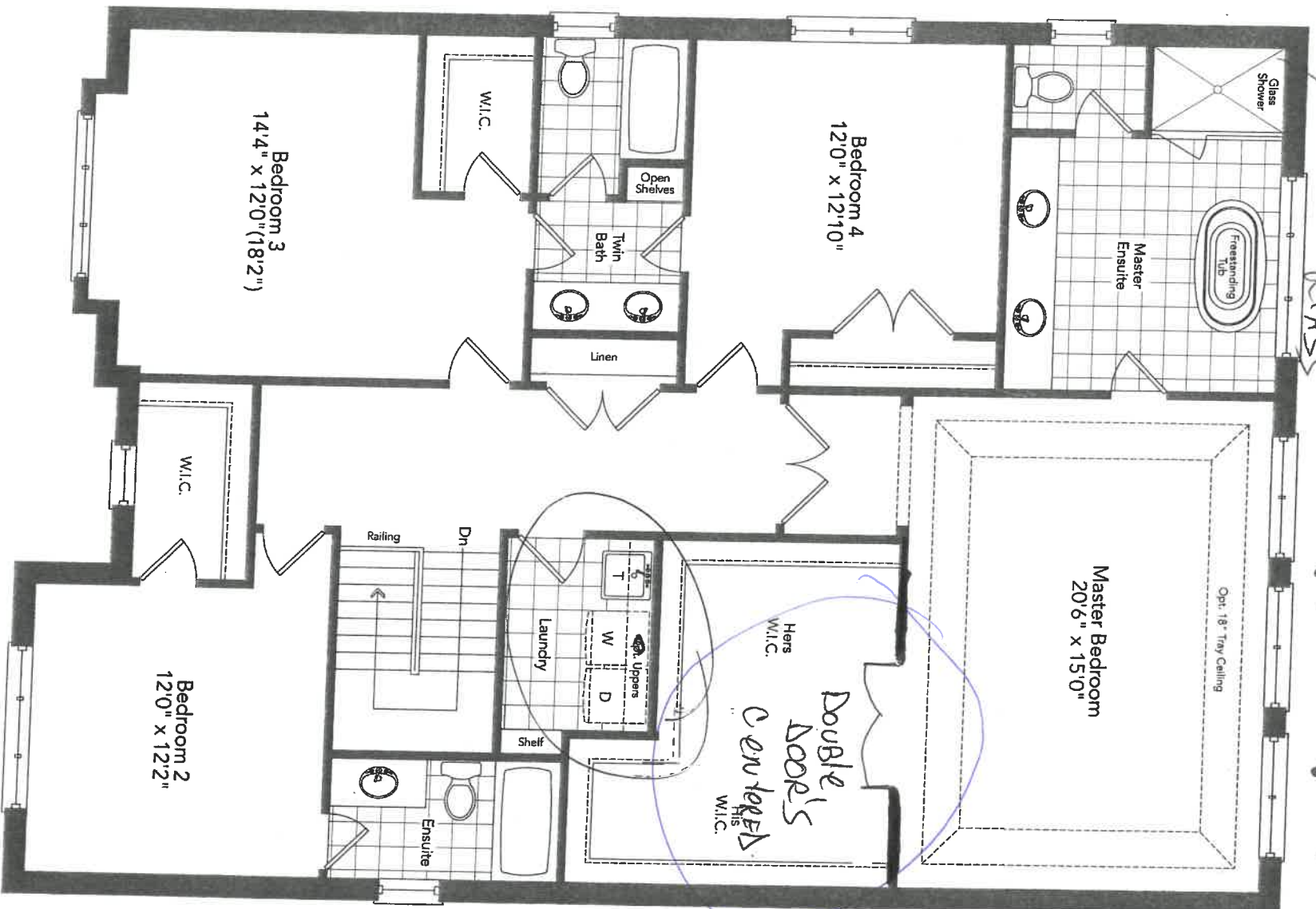
STAIRS, RAILING & PICKETS & STAIR STAIN			
Stair Stain / Species:	OAK STAIRS LEFT UNFINISHED		
White Paint Req'd	NA		
Main to 2nd Railing Details:	2 RINGS NO FLUTES OAK, GROOVED OAK HANDRAIL , MATCHING POST UP # 3		
Main to top of Basement door Railing	2 RINGS NO FLUTES OAK, GROOVED OAK HANDRAIL , MATCHING POST UP # 3		
TRIM			
Casing/Baseboards	UP # 1 STEP		
Interior Doors	STANDARD		
Interior Door Hardware	STANDARD		
Exterior Door Hardware	STANDARD		
PAINT			
Kitchen/Breakfast	WARM GREY	Master Beds	WARM GREY
Living Room	WARM GREY	Bedroom 2	WARM GREY
Dining Room	WARM GREY	Bedroom 3	WARM GREY
Family/Great room	WARM GREY	Bedroom 4	WARM GREY
Den	WARM GREY	Master Ens.	WARM GREY
Main/Upper Hall	WARM GREY	Ensuite # 2	WARM GREY
Laundry	WARM GREY	Twin	WARM GREY
Powder Room	WARM GREY	Basement	NA
PLUMBING- UPGRADES TO BE DETAILED ON PES			
Kitchen	FIXTURES	FAUCETS	NOTES
Powder Room	UPGRADE	STANDARD	BLANCO QUATRUS R 15 # 401518
Master Ensuite	UPGRADE STANDARD	STANDARD	SEE EXTRA # 3299
Twin	STANDARD	STANDARD	
2nd Ensuite	STANDARD	STANDARD	
BASEMENT	NA		
Other			
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES			
Appliance Package received in 'Schedule E'		YES / NO Package Name:	
GAS LINE BBQ	UPG (SEE PES)	DECLINED	NOTES
WATERLINE to Fridge	STANDARD		
Hood Fan Venting SIZE	UPGRADE		
ELECTRICAL for Built-in Oven	6" STANDARD		
ELECTRICAL for Built-in Micro	UPGRADE		
ELECTRICAL for Gas Stove / Cooktop	UPGRADE		
ELECTRICAL for Bar Fridge	NA		
DISCLAIMER		INITIALS	
Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser			
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs			
Purchaser has checked and acknowledged accuracy of colour and selections before signing.			
SITE: INNISFIL	RIDGE 50-4-A	LOT: 35N	
PURCHASER(S):	PALLAVI JANAKAN		
HOME #/CELL #	647-967 4912		
EMAIL:			
DÉCOR NOTES	<div> <div>Purchaser Signature</div> <div>Date</div> </div>		
<div> <div>***FOR TRADE USE***</div> <div>Any upgrades in the colour chart must be accompanied with a PES.</div> <div>It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.</div> <div> <div> <div>ZANCOR HOMES</div> <div> <div>Décor Consultant Signature</div> <div>Date</div> </div> <div> <div>Vendor Signature</div> <div>Date</div> </div> </div> </div> </div>			

Lancer-Innisfil - 35N Phase 2

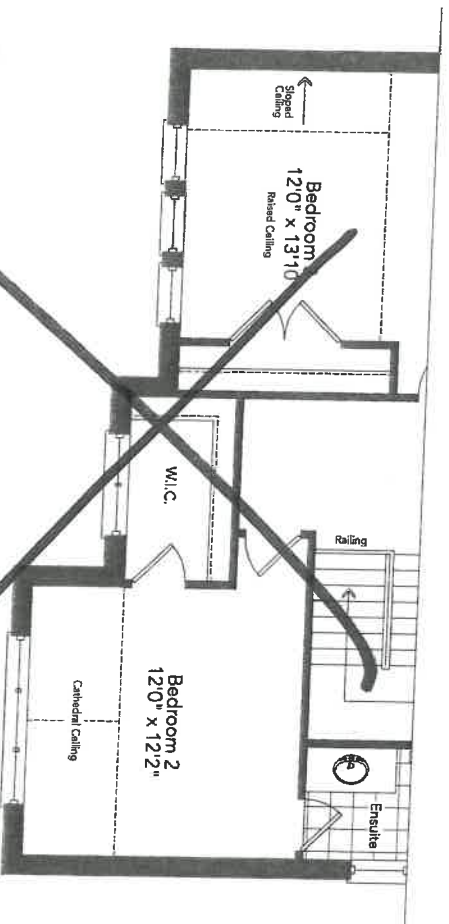


Frameless
Glass

may 2017 20135N



Second Floor Elevation A

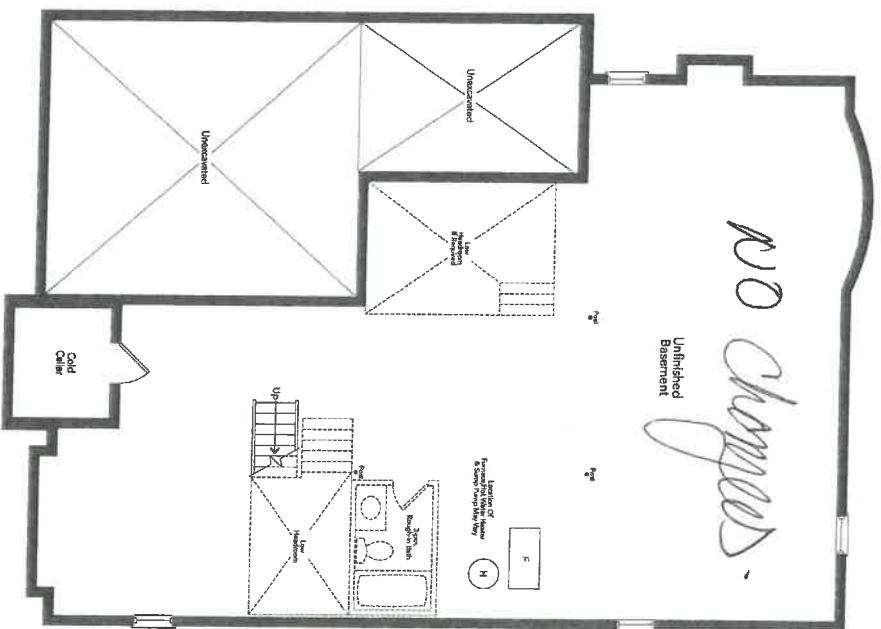


Partial Second Floor Elevation B

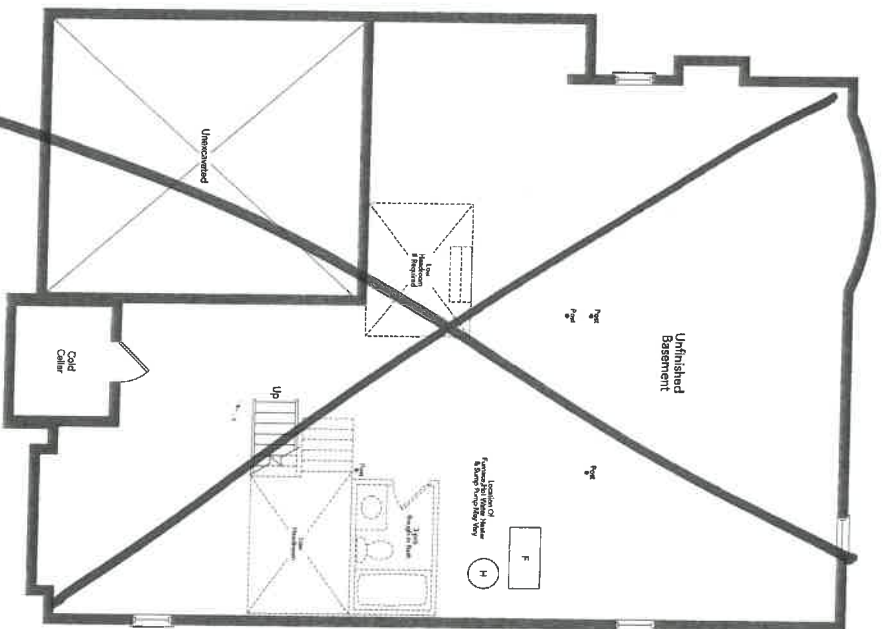
RIDGE 50-04

Lot 35
N

may 4/17
26

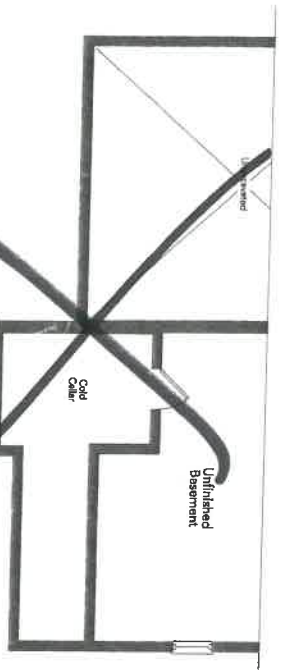


Basement
Elevation A



Basement For Optional
Ground Floor Elevation A

28



Partial Basement
Elevation B

RIDGE 5004

Lev 35 N

may 26/17

New Image Kitchens Inc.

Scale:

Approved by:

Date: 24/02/17

Drawn by: MOSER

Revised:

BELLE AIR SHORES, INNISFIL

Drawing number:

MODEL: 50-04



crown mtd. & riser to ceiling.

1 leave space chimney hood - install crown across
2 Built in wall oven / microwave / pot drawers

3 windows valance. built. soffit panel
crown across. 7 Double
Rec. Bins

4 Right valance / no electrical

5 2-sets of pot drawers

6 move BD to island

Lot 3510

May 26/17

STANDARD CABINET HARDWARE

(New Image Kitchens)



26



Buy it for looks. Buy it for life.

Lot 3512

ZANCOR
HOMES

Shower Packages

UPGRADE

may 26/17

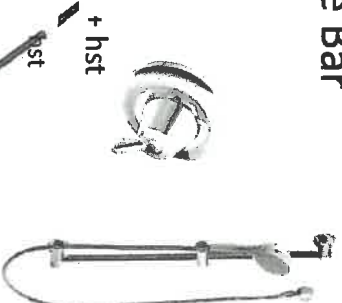
OPT 1



+

Standard Tub & Shower Set with
Hand Held / Slide Bar
Moen 3868EP/A725
Moen T4171/3372

Price CH BN



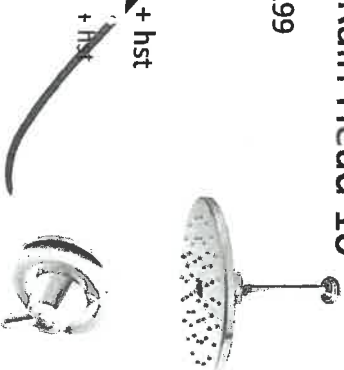
OPT 2



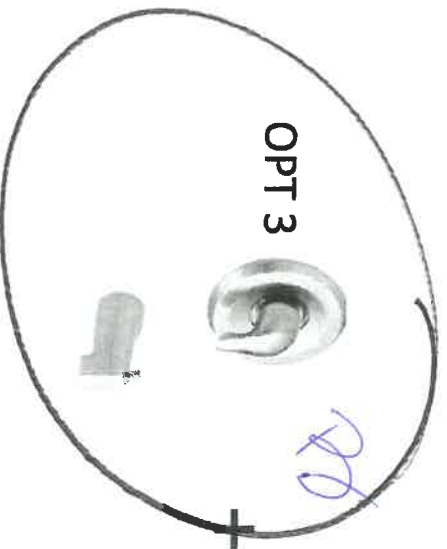
+

~~Standard Tub & Shower Set with
Optional Ceiling Rain Head 10"~~
~~Moen S112/116651/AT2199
Moen T4171/3372~~

~~Price Ct. BN~~



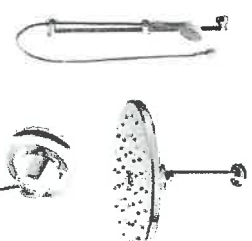
OPT 3



Standard Tub & Shower Set with
Optional Ceiling Rain Head and
Hand Held / Slide Bar (No Std Head)

Moen 3868EP/A725
Moen T4171/3372

Price CH BN



mask



ZANCOR
HOMES

WAIVER FORM FOR UNFINISHED STAIRS, HANDRAIL AND PICKETS

LOT No.

35A.

PLAN No.

HOMEOWNER(S)

Pallavi

Janakran

CIVIC ADDRESS

I/We the purchaser/s for the above-mentioned property have requested the Builder **LEAVE UNFINISHED** the stairs, handrail, picket and stringer (where applicable) for both the main floor stairs to upper floor and stairs from the main floor to lower landing in our home. I/We understand that the builder will take normal precautions in attempting to keep the stairs clean; however stains, dents, etc. due to construction traffic may be unavoidable. I/We take full responsibility for any finishing (sanding, staining, filling and removing staples and/or nails, etc.) and agree to waive any claims against the vendor or trades in relation to this matter. I/We understand that any work and/or damage done by me/us or any trade/contractor hired by me/us is not warrantable under the Builder or covered by TARION.

I/We hereby release and forever discharge Zancor Homes Ltd., any affiliated companies and all its directors, officers, servants, employees, agents, TARION, ___(City)___ and the Town of Simi, of and from any and all damages, loss or injury however arising, which we may have hereafter with reference to said stairs.

In addition, it is understood and agreed that I/We will keep this agreement strictly confidential.

I/We read and understand the above terms and conditions.

Dated at 109, this 26 day of may, 2014.

Purchaser

Witness

Purchaser

Witness

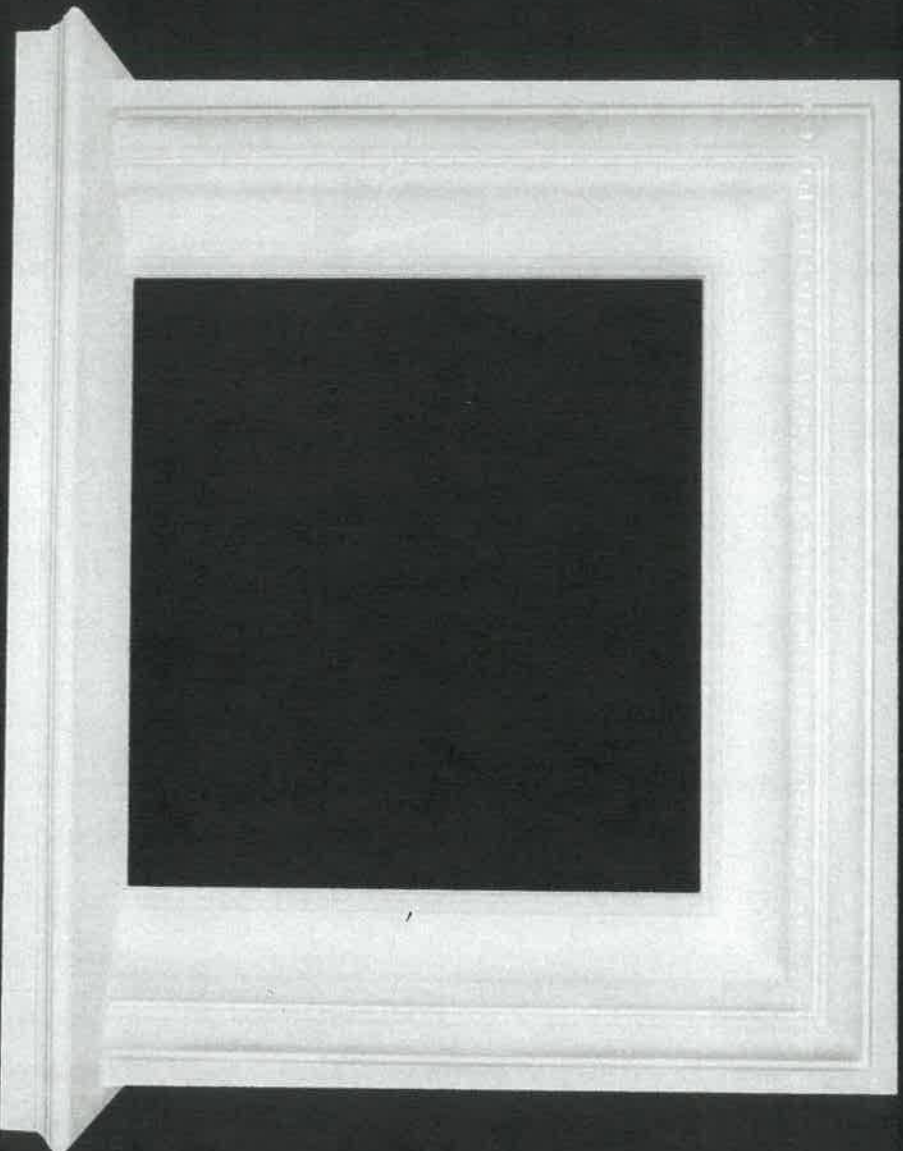


Da Vinci Fireplace Mantels

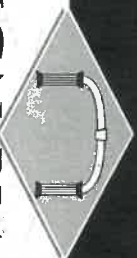
VILLA NOVA

Classic Series

The Villa Nova impresses with its smooth, contoured design. The clean one piece mantel accentuates the simplicity of this design.



*printing process colour may vary from the actual model colour



DESIGN PLASTER
MOULDINGS®

Architectural Elegance

Mantel

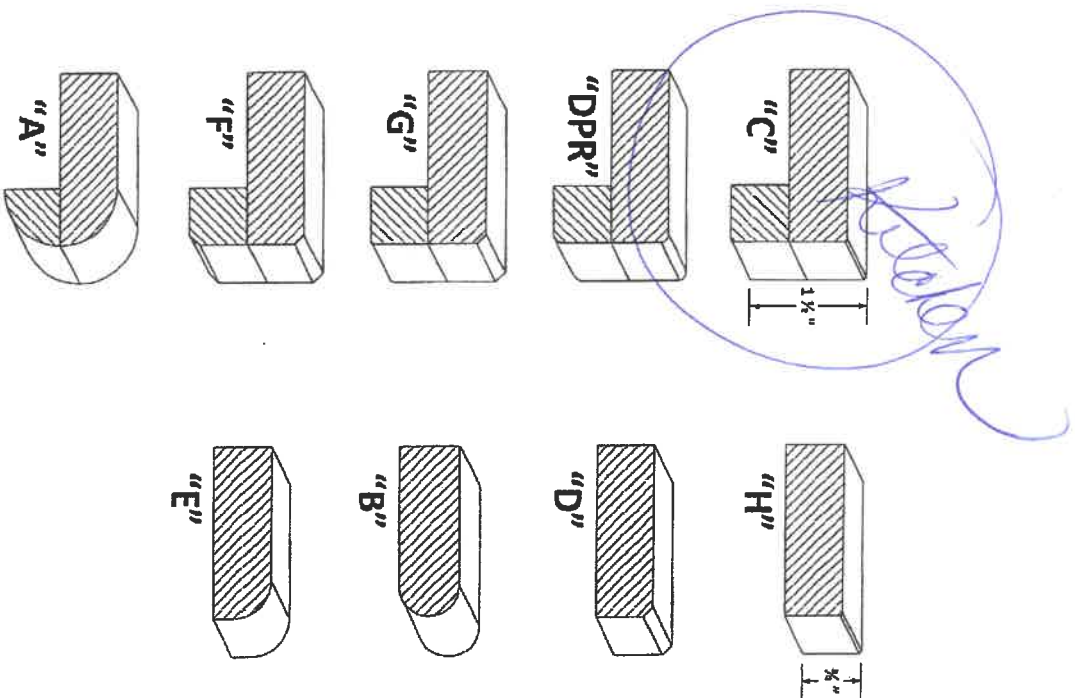
201352

may 26/17

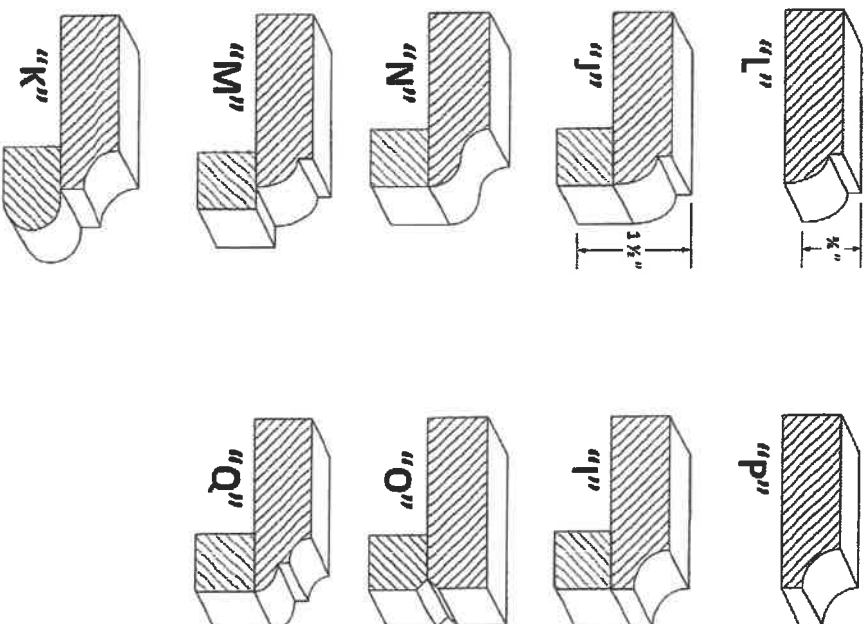
Be

ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD



UPGRADES



LOT / SITE

PURCHASER SIGNATURE

INTERIOR FINISHES ACKNOWLEDGEMENT / WAIVER

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its' contractual obligations under the Agreement of Purchase and Sale.

PORCELAIN & NATURAL STONES: Due to the properties of natural stones including but not limited to marble, granite, quartz, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

STONE COUNTERTOP JOINTS: Purchaser is aware that one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5'x 8'.

CERAMIC TILES: Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.

STAIR STAINS: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.

CABINETRY: Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD / LAMINATE WAIVER:

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2(1).

"Finished flooring bathrooms, kitchens, public entrance halls, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance.

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE

LOT

DATE

APPLIANCE SPEC INFORMATION SHEET

Lot. 36N

STE & LOT:

Travisville

DATE:

May 26 / 17

SITING:

☐ Standard

☐ Reverse

RANGE

- ☒ 30" (STD)
- ☐ 36"
- ☐ 48"
- ☐ GAS ☐ AMPS _____
- ☐ COOKTOP (APRON) ☐ AMPS _____
- ☐ COOKTOP (DROPIN) ☐ AMPS _____

REFRIGERATOR

- ☒ STANDARD OPENING 36" X 72"
- ☐ BUILT IN FRIDGE
- ☐ WATERLINE REQUIRED
- ☐ PANELLED/INTEGRATED
- ☐ FLUSH INSET

WALL OVENS

- ☒ 30"
- ☐ SINGLE ☐ AMPS _____
- ☐ DOUBLE ☐ AMPS _____
- ☐ STEAM OVEN ☐ AMPS _____
- ☐ WARMING DRAWER ☐ AMPS _____

MICROWAVES

- ☒ BUILT IN MICRO ☐ AMPS _____
- ☐ MICRO TRIM KIT ☐ MODEL _____
- ☐ OVER THE RANGE ☐ AMPS _____

HOOD FANS

- ☒ CHIMNEY (CENTRE VENT)
- ☐ UNDER CABINET
- ☐ FLUSH INSET
- ☒ 6 INCH (STD)
- ☐ 8 INCH
- ☐ 10 INCH

DISHWASHER

- ☐ 24" (STD SIZE)

LAUNDRY

- ☐ FRONT LOADING SIDE BY SIDE
- ☐ STACKABLE
- ☒ TOP LOAD

See App Specs.

See Spec.

Additional charges may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.

NOTE: It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.

Purchaser acknowledges responsibility for providing correct specification for such appliances. The purchaser agrees to deliver forthwith to the Builder the manufacturer's appliance specifications where the size exceeds the standard openings.

If specs not received, the standard openings as determined by Zancor Homes will be provided. If rework/repair is required due to late specs received, additional costs will be applied.

Appliance Specs are DUE (if not received during appointment):

2 WEEKS FROM SIGNED DATE ABOVE – Specs received after this date and changes are required to accommodate the appliances, an administration fee of minimum \$250 will apply.

*Changes must be approved by head office.

Purchaser Signature

[Signature]

Date

May 26 / 17

Purchaser Signature

Date